

**Print**

**Meeting Notice - Submission #5174**

**Date Submitted: 12/23/2019**



**Pursuant to MGL Chapter 30A, § 18-25**

All meeting notices and agenda must be filed with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays). All meeting notices and agenda must be submitted to the Town Clerk for posting no later than one hour prior to the close of business.

**Received by Town Clerk**

12/23/2019

1:45 PM

**Is this a REVISED MEETING NOTICE\***

NO

**Date of Original Posting**

REQUIRED

**Time of Original Posting**

REQUIRED

**If this is a revision to an earlier revision, please list date and time of previous revision(s)**

Example: 01/01/16 at 12:01 PM

**Committee or Governing Body\***

Zoning Board of Appeals

**Meeting Location\***

Town Hall - Room A

**Date & Time of Meeting\***

1/23/2020

7:30 PM

**Signature of Chairman or Authorized Person\***

M. Rodgers

**Date\***

12/23/2019

## AGENDA

### Citizen Queries:

#### Continued Public Hearings:

30 and 34 Town Farm Road and 17 Locust Road, Kieran McAllen requests Comprehensive Permit approval, pursuant to MGL Ch. 40B, to construct 40 age-restricted for-sale dwelling units (20 duplexes), of which 25% would be subsidized for low to moderate income use (Assessor's Map 30B, Lots 63, 37A and 33)

26 Essex Road (Assessor's Map 54A, Lot 14A) 36 Essex Road (Map 54C, Lot 22); 38 Essex Road (Map 54C, Lot 22A) 42 Essex Road, (Map 54C, Lot 23) and 44 Essex Road (Map 54C, Lot 24) Essex Pastures, LLC requests Comprehensive Permit approval, pursuant to MGL Ch. 40B, to construct one hundred ninety-four (194) residential rental units, of which forty-nine (49) units would be affordable to households earning no more than eighty-percent (80%) of the area median income.

25 Pleasant Street, Elder Friendly Housing, LLC. Karl Mayer requests a Comprehensive Permit approval, pursuant to MGL Ch. 40B, to construct eight (8) age-restricted for-sale dwelling units of which 25% (2 units) would be subsidized for low to moderate income use. (Map 41B Lot 043)

120 County Road, ROLE Realty Trust, Roger LeBlanc, Trustee requests a special permit pursuant to II.B.1.a to alter the current non-conforming 'Hotel/Motel' use, to allow cooking facilities in rooms with non-transient occupancy (multifamily development), or alternately, request a variance under XI.K to change the current non-conforming use to alter the efficiency dwelling units, to primarily single room occupancy units, with a density of one per 1,375 square feet of land in the Highway Business District. (Assessor's Map 54A, Lot 9)

#### New Public Hearings:

40 Pineswamp Road - Peter Pappalimberis requests an Appeal of the Building Commissioner's Violation Notice and Order under Zoning, but not necessarily limited to, Sections V.D and XI.G, to discontinue operating an establishment for the repair and/or service of automobiles, trucks and engines which is prohibited in RRA zoning district; unpermitted shed and/or prohibited storage containers; open storage of junk metal and storage of unregistered and unenclosed vehicles at 40 Pineswamp Road (Assessor's Map 41A, Parcel 8A)

3 Bay View Road, Kathy & Thomas Stringer requests a variance pursuant to, but not limited to sections IX.K and VI Table of Dimensional and Density F.3 for a second story addition (700 square feet) at 3 Bay View Road (Assessor's Map 24A, Lot 111)

43 Plover Hill Road, Paula and Charles Reggio requests a Special Permit pursuant to, but not limited to sections XI.J – V. D Table of Use Regulations for a Private Guest House in the same footprint as the existing pool house at 43 Plover Hill Road (Assessor's Map 23B, Lot 002A)

Approval of Minutes: 11.21 .19

Adjourn: